

PORTUONDO  PEROTTI  
U R B S  
A R C H I T E C T S

February 26, 2024  
Town of Palm Beach  
Planning, Zoning & Building Dept.  
360 South County Road  
Palm Beach, FL 33480

RE: **ARC-24-047 Letter of Intent**  
960 N OCEAN BLVD

To whom it may concern,

Please find enclosed drawings illustrating the proposed new 2-story residence landscape/hardscape and pool at the above-referenced property. The property currently has a one-story Regency style residence and a cabana structure. We are requesting a variance for a 2% increase in lot coverage (over by 409 sq.ft.).

The proposed residence cabana is designed to be in keeping with the criteria outlined in section 18-205 of the Town of Palm Beach Code of Ordinances, and criteria listed as follows:

- (1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- (2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
- (3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- (4) The proposed building or structure is in harmony with the proposed developments land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
- (5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
  - a. Apparently visibly identical front or side elevations.
  - b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
  - c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

Respectfully,

Rafael Portuondo  
Principal

A handwritten signature in black ink, appearing to read 'Rafael Portuondo', written over the printed name and title.